

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Durham Consortium

State: NC

PJ's Total HOME Allocation Received: \$18,132,394

PJ's Size Grouping\*: B

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |       |         |
|--|----------|---------------|---------------|---------------|------------------------------|-------|---------|
|  |          |               |               |               | Group                        | B     | Overall |
| Program Progress:  |          |               | PJs in State: | 18            |                              |       |         |
| % of Funds Committed   | 91.08 %  | 92.11 %       | 9             | 93.41 %       | 29                           |       | 28      |
| % of Funds Disbursed   | 78.18 %  | 84.70 %       | 15            | 84.68 %       | 13                           |       | 18      |
| Leveraging Ratio for Rental Activities                           | 1.52     | 6.25          | 12            | 4.72          | 18                           |       | 23      |
| % of Completed Rental Disbursements to All Rental Commitments*** | 72.10 %  | 86.92 %       | 16            | 80.76 %       | 18                           |       | 17      |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 33.94 %  | 72.39 %       | 18            | 68.18 %       | 7                            |       | 9       |
| Low-Income Benefit:  |          |               |               |               |                              |       |         |
| % of 0-50% AMI Renters to All Renters                            | 45.76 %  | 78.09 %       | 18            | 80.32 %       | 3                            |       | 4       |
| % of 0-30% AMI Renters to All Renters***                         | 36.44 %  | 37.27 %       | 9             | 45.16 %       | 33                           |       | 33      |
| Lease-Up:  |          |               |               |               |                              |       |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 88.14 %  | 96.63 %       | 16            | 95.04 %       | 13                           |       | 13      |
| Overall Ranking:   |          |               | In State:     | 18 / 18       | Nationally:                  | 6     | 10      |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |               |               |                              |       |         |
| Rental Unit  | \$26,539 | \$9,891       |               | \$26,037      | 118                          | Units | 21.00 % |
| Homebuyer Unit   | \$26,219 | \$11,276      |               | \$14,755      | 247                          | Units | 43.90 % |
| Homeowner-Rehab Unit   | \$26,375 | \$24,253      |               | \$20,487      | 167                          | Units | 29.70 % |
| TBRA Unit  | \$6,272  | \$1,768       |               | \$3,225       | 31                           | Units | 5.50 %  |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Durham Consortium NC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$63,087 | \$79,663  | \$26,201  |
| <b>State:*</b>     | \$68,883 | \$82,328  | \$25,578  |
| <b>National:**</b> | \$92,323 | \$73,745  | \$23,292  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.1</span> % |

**R.S. Means Cost Index:** 0.85

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %   |
|--|--|--|--|--|
| <b>RACE:</b>                             |  |  |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">13.5</span> | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">6.5</span>  |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">86.5</span> | <span style="border: 1px solid black; padding: 2px;">66.5</span> | <span style="border: 1px solid black; padding: 2px;">76.6</span> | <span style="border: 1px solid black; padding: 2px;">90.3</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">19.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">1.7</span> | <span style="border: 1px solid black; padding: 2px;">0.6</span> | <span style="border: 1px solid black; padding: 2px;">3.2</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">60.6</span> | <span style="border: 1px solid black; padding: 2px;">14.6</span> | <span style="border: 1px solid black; padding: 2px;">36.5</span> | <span style="border: 1px solid black; padding: 2px;">41.9</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">20.2</span> | <span style="border: 1px solid black; padding: 2px;">23.6</span> | <span style="border: 1px solid black; padding: 2px;">29.3</span> | <span style="border: 1px solid black; padding: 2px;">19.4</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">14.4</span> | <span style="border: 1px solid black; padding: 2px;">17.6</span> | <span style="border: 1px solid black; padding: 2px;">10.8</span> | <span style="border: 1px solid black; padding: 2px;">12.9</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.9</span>  | <span style="border: 1px solid black; padding: 2px;">39.5</span> | <span style="border: 1px solid black; padding: 2px;">21.0</span> | <span style="border: 1px solid black; padding: 2px;">16.1</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">9.7</span>  |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |  |  |
|------------------------|--|--|--|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">56.7</span> | <span style="border: 1px solid black; padding: 2px;">19.3</span> | <span style="border: 1px solid black; padding: 2px;">12.0</span> | <span style="border: 1px solid black; padding: 2px;">51.6</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">15.4</span> | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">55.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">22.1</span> | <span style="border: 1px solid black; padding: 2px;">35.6</span> | <span style="border: 1px solid black; padding: 2px;">6.6</span>  | <span style="border: 1px solid black; padding: 2px;">48.4</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">38.2</span> | <span style="border: 1px solid black; padding: 2px;">21.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">3.9</span>  | <span style="border: 1px solid black; padding: 2px;">5.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |   |
|----------------|--|---|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">26.9</span> | <span style="border: 1px solid black; padding: 2px;">0.9</span> # |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |   |
| Other:         | <span style="border: 1px solid black; padding: 2px;">10.6</span> |   |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">62.5</span> |   |

**# of Section 504 Compliant Units / Completed Units Since 2001** 31

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Durham Consortium

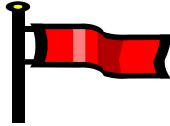
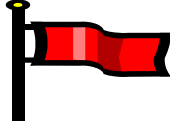
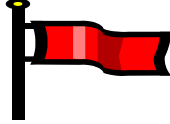
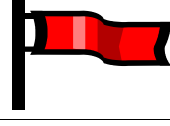

State: NC

Group Rank: 6  
(Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 10  
(Percentile)

Summary: 5 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37%   | 72.1       |    |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 49.28%   | 33.94      |    |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 45.76      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.81%   | 88.14      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.070    | 3.1        |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

